

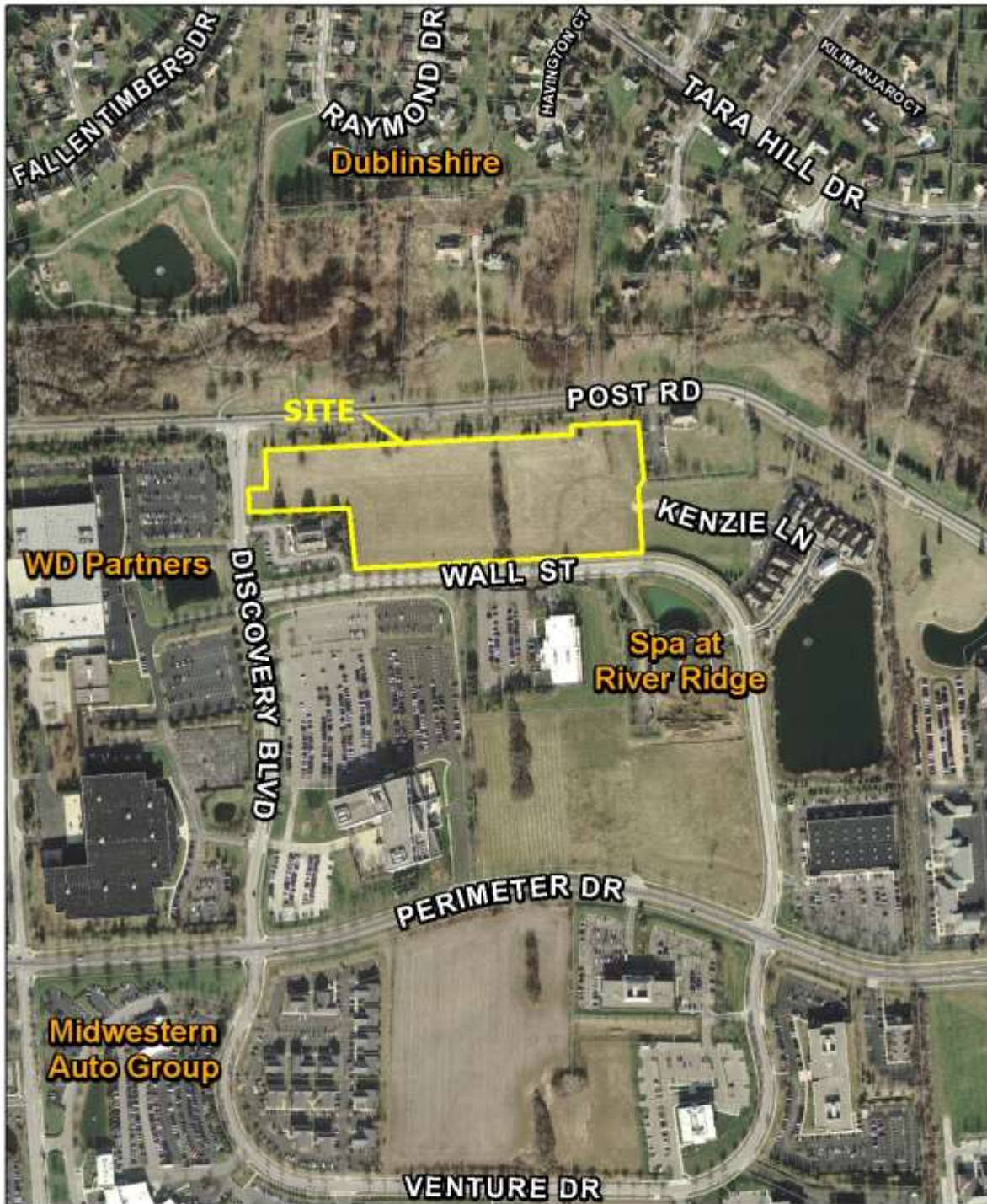
Planning Report

Thursday, February 4, 2016

The Village at Coffman Park PUD – Village at Coffman Park III

Case Summary

Agenda Item	1
Case Number	15-116AFDP – Informal Review
Proposal	This is a proposal for the development of 41 condominium units and all associated site improvements on the remaining 9.5-acre vacant parcel as part of the Village at Coffman Park residential development.
Request	Informal Review Informal review and feedback for a future an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	South of Post Road, east of Discovery Boulevard and north of Wall Street.
Applicant	Romanelli and Hughes Building Company.
Representative	Randy Loebig, President, Highland Real Estate Group LLC.
Case Managers	Claudia D. Husak, Senior Planner (614) 410-4675 chusak@dublin.oh.us Logan Stang, Planner I (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	Planning recommends that the Commission discuss this informal application with respect to the Community Plan, site considerations, and compatibility with surrounding development. The following analysis provides additional details. Proposed Discussion Questions <ol style="list-style-type: none">1) Is the proposed layout and circulation suitable for this site?2) Is the transition between the phases appropriate?3) Does the proposed architecture provide enough diversity?4) Other considerations by the Commission.



City of Dublin

15-116AFDP
Amended Final Development Plan
Village at Coffman Park III
Post Road & Discovery Boulevard

0 200 400
Feet



Facts	
Site Area	9.5 acres ±
Zoning	PUD, Planned Unit Development District (Village at Coffman Park)
Surrounding Zoning And Uses	North: R-1, Restricted Suburban Residential District East: SO, Suburban Office and Institutional District (Nurture Yoga) South: PUD, Perimeter Center, Subarea C (Fiserv) West: PUD, Perimeter Center, Subarea C1 (WD Partners)
Site Features	<ul style="list-style-type: none"> • Mounding and landscaping along Post Road as buffer and open space owned by the City. • A tree row runs from Post Road to Wall Street through the center of the property. • A pumphouse for water and mechanical equipment is located in the northwest corner of the property. • The termination of Kenzie Lane is located along the east property line, connecting to previous phases of development.
Case Update	This case was postponed, at the request of the applicant, prior to the January 21, 2016 meeting.
Case Background	<p>A comprehensive site approval history is included at the back of this report. The following is the more recent history.</p> <p>The Planning and Zoning Commission reviewed an informal application for a rezoning with preliminary development plan for the development on December 3, 2013 to allow a senior care facility on the western portion of the site. The Commission expressed concerns regarding the incorporation of an elderly care use into the neighborhood and the overall size of the facility compared to the residential section.</p> <p>The Planning and Zoning Commission recommended approval of a preliminary and final plat to establish a reserve with external access from Wall Street for the construction of additional condominiums on August 16, 2013. City Council approved the plats on September 23, 2013.</p> <p>The Planning and Zoning Commission reviewed a concept plan on April 4, 2013, for a potential rezoning to incorporate office and elderly care uses on a smaller, 9-acre portion of the site. The Commission expressed support for the proposed office and elderly care uses but were concerned about the viability of the condominiums with than 22 units.</p>

Details	Informal
Proposal	<p>This is a request for review and informal, non-binding feedback on an amended final development plan for Phase 3 of the Village at Coffman Park. The application includes the development of 41 condominium units and associated site improvements. The applicant is proposing modifications to the layout and architecture that will require several minor modifications to the development text.</p>
Uses	<p>The existing Village at Coffman Park PUD text permits detached, single-family homes; three live/work units; and 4.37 acres of open space. The approved final development plan included 63 detached, single-family condominiums with rear-loaded garages, three live/work units, a community clubhouse, a pond, and 4.37 acres of open space.</p> <p>This proposal is to amend the development text to permit 66 detached, single-family condominiums (41 units as part of this proposal); eliminate the requirement for three live/work units; decrease the required parking; and address other site concerns from the first two phases of development.</p>
Phasing	<p>This proposal is for the third and final phase of the Village at Coffman Park PUD. The site plan below outlines the construction phasing the development has undertaken since the final development plan approval. The first two phases follow the regulations outlined in the approved final development plan.</p> <div data-bbox="459 1163 1468 1572"> </div> <p>Phase 1: 11 existing condominium units per the approved final development plan.</p> <p>Phase 2: 11 condominium units, currently at the building permit stage, per the approved final development plan.</p> <p>Phase 3: 41 proposed condominium units per the amended final development plan.</p>

Details	Informal
Layout	<p>The proposal is to develop the remaining 9.5 acres with 41 condominium units in a similar layout to the approved final development plan. The most notable changes are the removal of the three live/work units previously located in the northwest corner. The applicant has also converted previously approved open space to an alley in the northeast portion of the site and used the remaining space for additional parking. There is also additional alley proposed in the southwest portion of the site. The applicant has indicated that the added pavement is intended to provide better circulation be residents, guests and emergency vehicles. Additional driveway length was also added with these changes. The proposed layout is intended to integrate the existing phases of development with this proposal.</p>
Open Space	<p>This Phase does not account for additional open space as all open space was previously dedicated to the City along Discovery Boulevard, Post Road, and the area of the stormwater pond to the southeast. The approved final development plan included a large open space in the northeast corner of the property with a pedestrian connection to the City parkland. This open space has been removed and replaced with a loop road providing additional visitor parking and service to four condominium units.</p>
Architecture	<p>The existing condominiums and the community center were constructed with a high-quality architectural design and detailing with natural exterior building materials such as stone, cultured stone, and wood. The condominium units utilize only neutral, earth-tone colors to compliment the natural building materials. The community center imitates an early American barn and includes a cultured stone water table and chimney, cementitious siding painted a muted red color, and square columns on the north and south elevations.</p> <p>The applicant has provided conceptual elevations for the one-story condominium units including a color palette and front façade options. The elevations indicate buildings utilizing stone and cementitious siding as building materials. There are three main condominium models that contain up to four options for the front elevation and the color palette covers a broader range of earth-tone colors.</p>
Traffic & Access	<p>The site plan indicates that all drives will be private similar to the first two phases of development. The site will have two access points, one from Wall Street and another from Discovery Boulevard that will connect to the existing portion of Kenzie Lane. Alleys and loop roads will service garage access and on-street parking is distributed throughout the entire site. The intersection of (future) Kenzie Lane and Carson Way and pedestrian safety are the main concerns with the proposed site layout.</p>
Utilities & Stormwater	<p>The owners of Phase 3 will enter into a maintenance agreement with the existing HOA to provide stormwater retention in the existing regional</p>

Details		Informal
Management	stormwater pond located southeast of the property.	

Analysis		Informal
General	Planning recommends the Commission consider this proposal with respect to the design features, architectural concept, and compatibility with surrounding development. The following analysis provides additional details.	
<i>Discussion Questions</i> 1) Is the proposed layout and circulation suitable for this site?	<p>The proposed layout uses loop roads to service the garages in various portions of the site. The creation of these loop roads has resulted in a loss of additional condominium units and open space. Along these loop roads are a number of angled parking spaces that are intended for visitor parking when a more centralized parking area is more appropriate for the site. The central parking area relocates the parking along the edge of the property, which would create additional open space. Due to the increase in driveway length the views into alleyways is widened further diminishing the open space possibilities.</p> <p>Pedestrian circulation is another concern as the main intersection in the center of the site provides pedestrian/vehicle conflict. This conflict is created with the walk/ramp location and vehicle stopping area along Carson Way. The internal pedestrian circulation does not provide rational connections for pedestrian movement. The proposal has one connection to the City owned open space and the connection is located in the northwest corner of the property. The Commission should consider if the proposed circulation pattern provides efficiency and safety for vehicles/pedestrians, if the community should have additional open space as an amenity, and if the parking spaces are located in appropriate locations for visitors.</p>	
2) Is the transition between the phases appropriate?	<p>The 23 condominium units that encompass the previous approval were designed around a specific architectural style. The previously approved models are either 1.5 or 2-stories in height providing greater variety of the units at the street facing elevation. The models utilize more stone as an exterior building material, particularly in prominent locations and use variations of gable roofs to break the massing of the structure.</p> <p>The elevation for the proposed models remain at a single story and provide no additional architectural details for the hipped roof. The stone becomes a secondary building material on the side elevations and is treated as an accent for the cementitious siding. The Commission should consider if the proposed models should correlate with the previously approved models or if a mixing of the proposed models and approved models is more appropriate for this final phase.</p>	

Analysis		Informal
3) Does the proposed architecture provide enough diversity?	<p>The previously approved models contain architectural elements that help define the massing of the main house. Through projections or recesses, roof height changes, and material cladding scheme the main house becomes more defined from the rear, which contains the garage. The architectural character also uses symmetrical window and door placement along with the incorporation of more windows on side elevations. The previously approved condominiums contain five different models for 23 total units providing greater diversity amongst the development.</p> <p>The proposed models have minimal architectural features that define the mass of the main house compared to garage. The proposed models use hipped roofs almost exclusively resulting in a singular form, while previously approved models use no hipped roofs. The variation in material cladding is predominately focused on the front façade leaving minimal or no change to the side elevations. The proposed phase contains 41 units with only three models while the previously approved phase contained 23 units with five models.</p>	

Recommendation		Informal
Summary	Planning recommends the Commission consider this proposal with respect to the design features, architectural concept, and compatibility with surrounding development. Outlined below are suggested questions to guide the Commission's discussion.	
Discussion Questions	<ol style="list-style-type: none"> 1) Is the proposed layout and circulation suitable for this site? 2) Is the transition between the phases appropriate? 3) Does the proposed architecture provide enough diversity? 4) Other considerations by the Commission. 	

SITE HISTORY

2013

The Planning and Zoning Commission reviewed an informal application for a rezoning with preliminary development plan for the development on December 3, 2013 to allow a senior care facility on the western portion of the site.

The Planning and Zoning Commission recommended approval of a preliminary and final plat to establish a reserve with external access from Wall Street for the construction of additional condominiums on August 16, 2013. City Council approved the plats on September 23, 2013.

The Planning and Zoning Commission reviewed a concept plan on April 4, 2013, for a potential rezoning to incorporate office and elderly care uses on a smaller, 9-acre portion of the site.

2007

The Planning and Zoning Commission approved an amended final development plan on July 12, 2007 for minor modifications that included an adjustment of an existing alleyway, the relocation of a garage entry, elimination of one dwelling unit, and the addition of open space.

2006

An amended final development plan that reflected the removal of a small stormwater pond, addition of trim color options, and grouped mailboxes was approved by the Planning and Zoning Commission on September 21, 2006.

2005

The Planning and Zoning Commission approved a final development for 63 detached residential units, 3 live-work units, and 4.37 acres of open space.

City Council approved the rezoning with preliminary development plan for this site on March 14, 2005.

The Planning and Zoning Commission recommended approval to City Council of a rezoning with preliminary development plan for the 22.66-acre development on February 17, 2005.

The Commission tabled the rezoning with preliminary development plan application after much discussion on January 20, 2005. The Commission requested additional information regarding traffic patterns, parking for the live/work units, the surface for the walking path and requested a decreased density.

2004

The Planning and Zoning Commission tabled the rezoning with preliminary development plan application for the site as requested by the applicant. There was no discussion.

A rezoning ordinance for the development was introduced at City Council on February 17, 2004.

2003

A rezoning ordinance with a preliminary development plan was tabled by City Council as requested by the applicant on June 23, 2003.

On May 1, 2003, the Planning and Zoning Commission recommended disapproval to City Council of a rezoning with preliminary development plan application for 68 detached residential units and 3.7 acres of open space because the application was inconsistent with the Community Plan and the proposal did not incorporate a mix of land uses with proper relationships to surrounding land uses and structures.

2002

On March 21, 2002 the Planning and Zoning Commission disapproved a final development plan application for 70 detached residential units, a clubhouse and 3.9 acres of open space because it did not comply, in all respects, to the previously approved preliminary development plan.

2000

The Planning and Zoning Commission recommended approval to City Council for a rezoning with preliminary development plan application for a multi-use development with 60 detached residential units, two live/work units with 12 residential units and eight office condominiums and 3.2 acres of open space on July 6, 2000.

City Council approves a Concept Plan for the site with 60 residential units and 15 live/work units on January 18, 2000.

1999

The Planning and Zoning Commission approved a concept plan for 75 condominium units for this site on December 2, 1999.

The Commission reviewed and informal application for an 85-unit condominium project in Subareas B & C of Perimeter Center on May 6, 1999.